

**CITY PLANNING BOARD**

**Springfield, Ohio**

**Monday, March 8, 2021**

**7:00 P.M.**

**Virtual Meeting**

**Meeting Minutes**

**(Summary Format)**

Chairperson Charlene Roberge called the meeting to order at 7:00 P.M.

MEMBERS: Ms. Kathryn Lewis-Campbell, Ms. Peg Foley, Ms. Amanda Fleming, Ms. Trisha George, Ms. Christine Worthington, Mr. Charles Harris, Mr. Alex-Wendt, Mr. Jack Spencer and Ms. Charlene Roberge.

MEMBERS ABSENT: None.

OTHERS PRESENT: Stephen Thompson, Planning, Zoning, and Code Administrator and other interested parties.

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**SUBJECT: Meeting minutes approval – January 11, 2021**

Ms. Roberge asked for a motion to approve the minutes.

Ms. Wendt made a motion to approve the minutes. Seconded by Mr. Harris.

The minutes were approved by voice vote.

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**Case # 21-Z-03 Request from Seven Star Properties to rezone 908 W North Street, parcels 3400600005416019 & 3400600005416018 from a RS-5, Low-Density, Single-Family Residence District to a CC-2, Community Commercial District.**

Mr. Thompson gave the staff report.

Ms. Roberge asked if there were any complaints.

Mr. Thompson stated he received several different phone calls. Some were just questions and there were a few calls in opposition.

Ms. Roberge asked if the residents that were in opposition were on the call.

Mr. Thompson stated one person was present.

Ms. Roberge asked if there were any further questions for Mr. Thompson. Hearing none, Ms. Roberge asked if the applicant or the applicant's agent wished to speak.

Mr. Steve Butler, 2240 Dayton-Xenia Rd. Beavercreek, OH.

Mr. Butler stated they had been working with Mr. Thompson and were excited for the improvements.

Ms. Roberge asked if the board had any questions for the applicant.

Ms. Foley questioned how long the owner had the existing business on the property.

Mr. Rajinder Kumar, Seven Stars Properties, 6846 south Hampton lane, West Chester, OH 45069

Mr. Kumar stated they bought the property five years ago.

Ms. Fleming asked where inspiration for the gas pumps came from and what prompted the decision.

Mr. Kumar explained gas pumps would help the business.

Ms. Roberge asked if the applicant owned gas station before.

Mr. Kumar stated he owns a few.

Ms. Lewis-Campbell stated there was a gas station next to the business and questioned why they would want to put a gas station in.

Mr. Kumar explained they were thinking of branding it as a Marathon gas station. Mr. Kumar stated there were a lot of Marathon credit cards available. Mr. Kumar explained the gas station next to the business was Sunoco branded.

Ms. Roberge asked if there was anyone else who wished to speak.

Ms. Nikki Crawford, 711 Cedar Street. Springfield, OH.

Ms. Crawford explained the area was congested and there were already two gas stations in the area. Ms. Crawford stated she felt the area was not big enough for gas pumps.

Mr. Thompson stated the engineering department did not see any negative impact adding the fuel pumps.

Ms. Fleming questioned if the drive through created congestion.

Ms. Crawford stated the drive through does back up into the parking lot.

Mr. Butler explained it was in the owner's best interest to keep things running smoothly. If there is a line, the customer would go to the next gas station. Mr. Butler explained the owner has several gas stations and when he has added the gas pumps, it significantly increases his revenue.

Ms. Crawford stated she is concerned about the congestion in the neighborhood.

Mr. Thompson explained there were two more meeting that Ms. Crawford should attend regarding the case.

Ms. George stated the situation was interesting because there are several gas stations in the area.

Ms. Fleming agreed. Ms. Fleming wanted to know if the other owners were aware that they wanted to add gas pumps.

Mr. Thompson explained the gas stations within the 200 foot radius were sent notifications.

Ms. Fleming asked if any neighboring business complained.

Mr. Thompson stated there were no complaints from the neighboring businesses. Mr. Thompson explained the business next to the applicant called but just had questions.

Ms. Roberge asked if there was anyone else that wished to speak. Hearing none, Ms. Roberge asked for a motion.

**MOTION:** Motion by Ms. George to approve Case # 21-Z-03 rezoning request from Seven Star Properties to rezone 908 W North Street, parcels 3400600005416019 & 3400600005416018 from a RS-5, Low-Density, Single-Family Residence District to a CC-2, Community Commercial District. Seconded by Ms. Lewis-Campbell.

**YEAS:** Ms. Lewis-Campbell, Ms. Fleming, Ms. George, Mr. Wendt, Mr. Harris, and Ms. Roberge.

**NAYS:** None.

**ABSTAIN:**

**Motion approved.**

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**SUBJECT: Board Comments.**  
**None.**

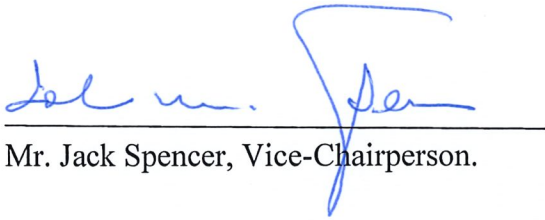
**SUBJECT: Staff Comments.**

**Mr. Thompson explained Ms. Roberge had termed out. Mr. Thompson explained the city commission would be going back to in person meetings in April.**

**SUBJECT:** Adjournment

Motion to adjourn by Ms. George. Seconded by Ms. Lewis-Campbell.

Approved by voice vote. Adjourned at 7:30 P.M.



Mr. Jack Spencer, Vice-Chairperson.